HISTORIC AND DESIGN REVIEW COMMISSION

January 18, 2017

Agenda Item No: 03

HDRC CASE NO:	**2016-535**
ADDRESS:	226 MADISON ST
LEGAL DESCRIPTION:	NCB 741 BLK 4 LOT 7
ZONING:	RM-4,H,HL
CITY COUNCIL DIST.:	1
DISTRICT:	King William Historic District
LANDMARK:	Ankerson House
APPLICANT:	Lara Beverly
OWNER:	Phillip & Lara Beverly
TYPE OF WORK:	Historic Tax Verification

REQUEST:

The applicant is requesting Historic Tax Verification for the property at 226 Madison.

APPLICABLE CITATIONS:

UDC Section 35-618. Tax Exemption Qualifications:

(a) Assessed Valuation. In accordance with the provisions of this article, a building, site, or structure which meets the definition of a historically significant site in need of tax relief to encourage preservation and which is substantially rehabilitated and/or restored as certified by the historic and design review commission and approved by the city tax assessor-collector, shall have an assessed value for ad valorem taxation as follows regardless of ownership during the granted time period:

(1) A residential property shall have the assessed value for ad valorem taxation for a period of ten (10) tax years equal to the assessed value prior to preservation.

(b) Applicability. This exemption shall begin on the first day of the first tax year after verification of completion of the preservation required for certification; provided the building shall comply with the applicable zoning regulations for its use and location.

(c) Application. Application for a historic structure preservation tax exemption pursuant to this division is to be filed with the office of historic preservation. The historic preservation officer shall be the agent of the city for the purposes of administering this division provided that the historic preservation officer request a recommendation from the historic and design review commission. Each application shall be signed and sworn to by the owner of the property and shall:

(1) State the legal description of the property proposed for certification;
(2) Include an affidavit by the owner describing the historic significance of the structure in need of tax relief;
(3) Include a final complete set of plans for the historic structure's restoration or rehabilitation;
(4) Include a statement of costs for the restoration or rehabilitation work;
(5) Include a projection of the estimated construction, time and predicted completion date of the historic restoration or rehabilitation;
(6) Authorize the members of the historic and design review commission, the city tax assessor-collector and city officials to visit and inspect the property proposed for certification and the records and books of the owners as necessary to certify that the property in question is in substantial need of restoration or rehabilitation;
(7) Include a detailed statement of the proposed use for the property; and
(8) Provide any additional information to the historic and design review commission which the owner deems relevant or useful such as the history of the structure or access to the structure by the public.

Each application shall contain sufficient documentation confirming or supporting the information submitted therein.

(e) Verification of Completion. Upon completion of the restoration and rehabilitation, together with a fee as specified in Appendix "C" of this chapter, the owner, who may not be the same as at the time of application, shall submit a sworn statement of completion acknowledging that the historically significant site in need of tax relief to encourage preservation has been substantially rehabilitated or restored as certified by the historic and design review

commission. The historic and design review commission, upon receipt of the sworn statement of completion, but no later than thirty (30) days thereafter, shall make an investigation of the property and shall recommend either approval or disapproval of the fact that the property has been substantially completed as required for certification. If the historic and design review commission recommends that it has not been substantially completed as so required, then the certified applicant may be required by the historic preservation officer to complete the restoration or rehabilitation in order to secure the tax exemption provided herein. If the verification of completion is favorable, the historic and design review commission shall recommend approval and the historic preservation office may notify the tax assessor-collector in writing of compliance. Thereafter, the tax assessor-collector shall provide the property with the historic tax exemption.

(f) Historic Preservation Tax Exemptions.

(1) Historic Preservation Tax Exemption for Residences in Need of Substantial Repair. In accordance with the provisions of this chapter, a historically significant residential building, which meets both the definitions of a historically significant site in need of tax relief to encourage preservation and of a residential property in Appendix "A" of this chapter, and is either individually designated or is located within the boundaries of a locally designated historic district which is substantially rehabilitated and is approved by the chief appraiser of the Bexar County Appraisal District, shall have an assessed value for ad valorem taxation as follows:

A. A residential property shall have no assessed value for ad valorem taxation for a period of five (5) tax years after verification, as defined in Appendix "A" to this chapter. Thereafter, the exempt property shall be reappraised at current market value and assessed at a fifty (50) percent rate for an additional consecutive five-year period.

B. This exemption shall begin on the first day of the first tax year after verification of completion of the substantial rehabilitation by the historic and design review commission, provided compliance with subsection (b) of this section.

(g) Eligibility.

(1) The tax exemption options outlined in subsection (f), above, will remain in effect unless terminated by designation status being removed pursuant to subsection 35-606(g) of this article.

FINDINGS:

a. The applicant is requesting Tax Verification for the property located at 226 Madison.
b. The applicant received Tax Certification on May 1, 2013, from the HDRC.
c. The scope of work consists of various items including repairs to thee hardwood floors, and baseboards; there was also electrical, plumbing, and painting work. New cabinets, countertops, roof, floors and shelving were installed.
d. The requirements for Tax Verification outlined in UDC Section 35-618 have been met and the applicant has provided evidence to that effect to the Historic Preservation Officer including photographs and an itemized list of costs.
e. Staff visited the site January 11, 2017.
f. The approval of tax verification by the HDRC in 2017 means that the property owner will be eligible for the Substantial Rehabilitation Tax incentive beginning in 2018.

RECOMMENDATION:

Staff recommends approval as submitted based on findings a through f.

CASE MANAGER:

Lauren Sage

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Flex Viewer

Powered by ArcGIS Server

Printed:Jan 09, 2017

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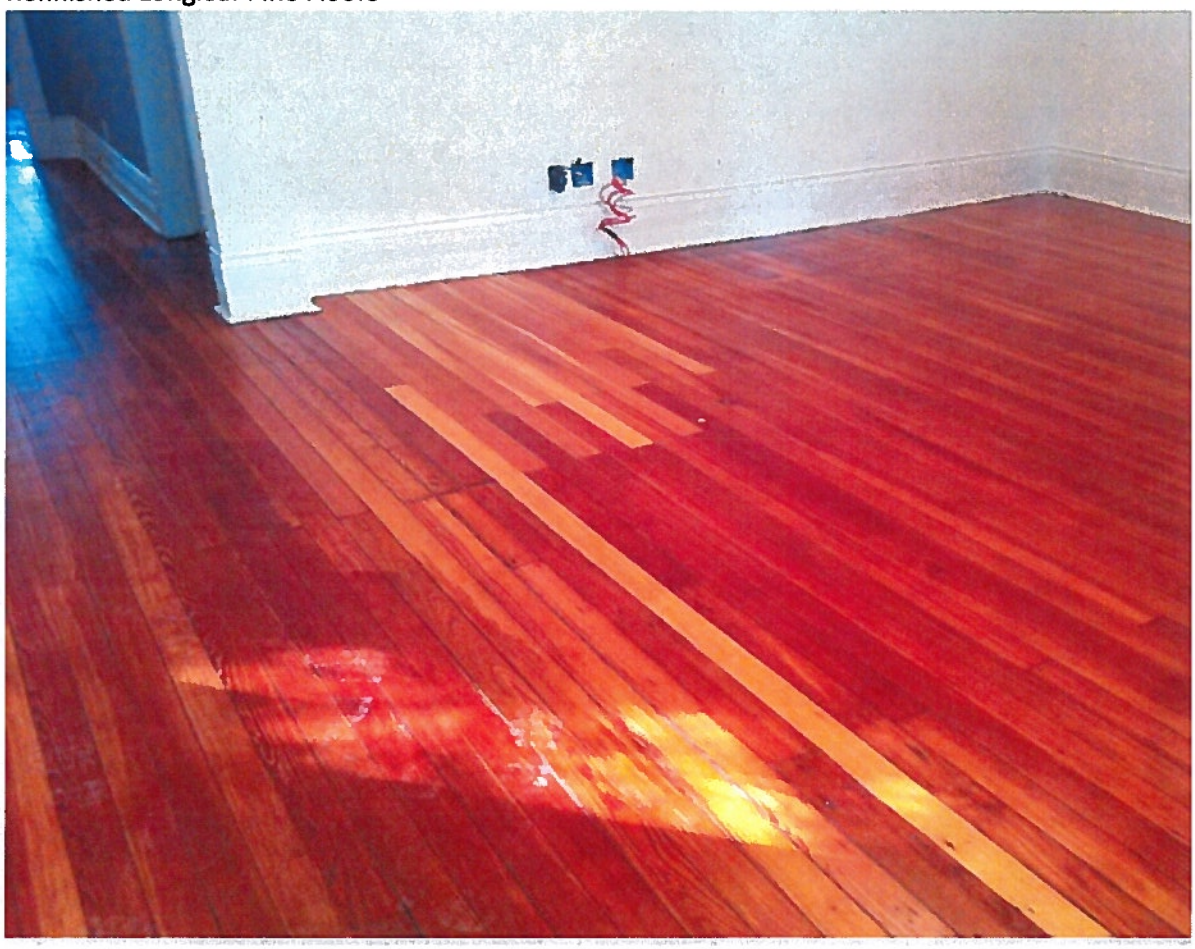
226
CITY of SAN ANTONIO
NOTICE of HEARING
HISTORIC & DESIGN
REVIEW COMMISSION
ADDRESS: 226 MADISON
REQUEST: HISTORIC TAX VERIFICATION
HEARING DATE: JAN 18 2017
TIME: 3:00 PM
FOR MORE INFORMATION CONTACT
(210) 215-9274
ALL HDRC MEETINGS TAKE PLACE AT 1901 S. ALAMO

$ 65,835

Room	Item	Spend	Paid
General	New Roof	$ 10,670	5/16/2013
General	Re-wire Electrical	$ 5,450	5/15/2015
General	Plumbing	$ 2,000	5/14/2013
General	Paint	$ 1,312	7/22/2013
General	Paint	$ 101	8/4/2013
General	Refinish Hardwood Floors	$ 2,400	8/20/2013
General	Labor & Materials	$ 28,000	8/12/2013
General	Match antique baseboards	$ 2,522	7/10/2013
Kitchen	Cabinets	$ 8,099	4/24/2013
Kitchen	Wall Shelving	$ 200	8/20/2013
Kitchen	Stone Countertop	$ 2,240	11/8/2013
Kitchen	Pantry Shelving & Drawers	$ 900	9/1/2013
Kitchen	Light Fixtures - LED Can (8)	$ 304	5/3/2013
Dining Room	New Wood Floor	$ 1,636	8/10/2013

Refinished Longleaf Pine Floors



Permit Detail

A/P Type: MISC NO REVIEW
A/P NBR: 1876848
Address: 226 MADISON ST
A/P Status: CLOSED
New or Existing: EXISTG
Use Code: RESIDENTIAL
Contractor Name:
Contractor Phone:
Owner Name:
License:
Plan Number: 1
Tenant Name:
Date Issued: 4/25/2013 4:50:02 PM
Expiration Date: 6/25/2013 4:50:05 PM
Permit Fee (Paid): $26.50
Permit Fee (Unpaid): $0.00
Paid Date:
Number of Units:
Nbr of Stories:
Estimated Cost Value: $0.00
Structure Sq. Ft: 0
DBA Name:
ALCO Bev Flag:
Contact: CARLOS D CONTRERAS
Description of Work: Residential Re-Roof- With No change to pitch or deck. Removing existing shingles and replacing with metal roof /NO OTHER WORK TO BE DONE. ALL WORK MUST COMPLY WITH UDC, IRC, AND IECC CODES (HISTORICAL DISTRICT)
Garage Sale Date:
Non-Profit Status:

Use Details:

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Website best viewed using Microsoft Internet Explorer 5.0 and above or Netscape 6.2
with screen resolution settings of 800x600.

Permit Detail

A/P Type: ELECTRICAL PERMIT
A/P NBR: 1879556
Address: 226 MADISON ST
A/P Status: CLOSED
New or Existing: EXISTG
Use Code: RESIDENTIAL
Contractor Name:
Contractor Phone:
Owner Name:
License:
Plan Number: 1
Tenant Name:
Date Issued: 5/1/2013 9:13:33 AM
Expiration Date:
Permit Fee (Paid): $102.79
Permit Fee (Unpaid): $0.00
Paid Date: 5/1/2013 9:13:14 AM
Number of Units:
Nbr of Stories:
Estimated Cost Value: $0.00
Structure Sq. Ft: 0
DBA Name:
ALCO Bev Flag:
Contact: DIMAS MORA
Description of Work: REWIRE EXIST RES & UPGRADE EXIST ML///RSM
Garage Sale Date:
Non-Profit Status:

Use Details:

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Permit Detail

A/P Type: PLUMBING PERMIT APPLICATION
A/P NBR: 1882092
Address: 226 MADISON ST
A/P Status: CLOSED
New or Existing: EXISTG
Use Code: RESIDENTIAL
Contractor Name:
Contractor Phone:
Owner Name:
License:
Plan Number: 1
Tenant Name:
Date Issued: 5/14/2013 9:53:00 PM
Expiration Date:
Permit Fee (Paid): $186.12
Permit Fee (Unpaid): $0.00
Paid Date: 7/3/2013 10:24:43 AM
Number of Units:
Nbr of Stories:
Estimated Cost Value: $0.00
Structure Sq. Ft: 0
DBA Name:
ALCO Bev Flag:
Contact: JACKIE E EATON
Description of Work: Renovation to include 2 water closets, 1 tub. 1 shower, 3 bath lavatory's, kitchen sink, refrigerator water line, 2 shower valves.I PICKED UP I.B.181 LETTER TODAY 11/8/2013.MO160-260-5297.
Garage Sale Date:
Non-Profit Status:

Use Details:

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with screen resolution settings of 800x600.

Permit Detail

A/P Type: PLUMBING PERMIT APPLICATION
A/P NBR: 1882723
Address: 226 MADISON ST
A/P Status: CLOSED
New or Existing: EXISTG
Use Code: RESIDENTIAL
Contractor Name:
Contractor Phone:
Owner Name:
License:
Plan Number: 1
Tenant Name:
Date Issued: 5/14/2013 9:49:19 PM
Expiration Date:
Permit Fee (Paid): $121.46
Permit Fee (Unpaid): $0.00
Paid Date: 7/17/2013 10:48:17 PM
Number of Units:
Nbr of Stories:
Estimated Cost Value: $0.00
Structure Sq. Ft:
DBA Name:
ALCO Bev Flag:
Contact: JACKIE E EATON
Description of Work: Extend gas line into attic for new furnance
Garage Sale Date:
Non-Profit Status:

Use Details:

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Website best viewed using Microsoft Internet Explorer 5.0 and above or Netscape 6.2
with screen resolution settings of 800x600.